



SAINT
LOUIS
COUNTY
MINNESOTA

Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
[Disclaimer](#)

Contract #: C22160112

Tract #: 16

Parcel Code(s): 010-4510-05280,05290

Physical Address or Location:

east side of North 57th Avenue West, south of Cody Street

Legal Description (s):

SLY 18 FT OF LOT 2 & N 10.7 FT OF LOT 3 also LOT 3 EX N 10.7 FT & LOTS 4 THRU 6, BLOCK 149, WEST DULUTH 5TH DIVISION



Approximate Acres: 0.34000
000

Zoning: Multiple Use Neighborhood

Comments:

A vacant and level parcel located on N. 57th Ave. W. in the city of Duluth. This +/-118' x 125' property contains two parcels, with northern portions zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. The remaining southern portions are zoned R-1 (Residential-Traditional), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face to meet standards. Contact the City of Duluth Planning Department for additional details regarding these dual zoning provisions. Check with the City of Duluth for details regarding a certified assessment of \$93.69 that must be paid at the time of sale, a future assessment of \$3,916.94, and any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

Driving Directions:

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|--------------|-------------|
| Land | \$18,500.00 |
| Improvements | \$0.00 |
| Assessments | \$0.00 |
| Timber | \$0.00 |
| Grand Total | \$18,500.00 |

| | |
|--------------------|--------|
| Future Assessments | \$0.00 |
|--------------------|--------|

Recorded Documents: (NOTE: This is not a complete list of recorded documents)